

Terms & Conditions of Sunset Park Sale



The City has specified very detailed terms and conditions related to the proposed sale of a portion of Sunset Park. These terms and conditions are important because they provide assurance to West Linn citizens - especially Sunset neighbors - that the sale of the property will result in Sunset School staying in the Sunset neighborhood. Here is a copy of the terms and conditions:

Proposed Transfer of Properties

The City agrees to sell the Sunset Park Property (Tax Lots 6200 and 6300) to the District and the District agrees to sell the Parker Road Property (Tax Lot 00500) to the City, subject to the terms and conditions described below:

1. Closing Date

The transactions will close by December 31, 2010.

2. Properties to be Transferred

The Parker Road Property consists of approximately 6.5 acres which is the entire Tax Lot 00500, as depicted on the attached map (not located in the City limits).

The Sunset park property consists of 1.6 acres within Tax Lots 6200 and 6300 as depicted on the attached map.

3. Purchase Price

Parker Road Property: \$2,007,500

Sunset Park Property: \$483,000

4. Right-of-Way Vacation

It is understood by the parties that the District, after closing, may apply for vacation of the right-of-way between land currently owned by the District and Sunset Park property which it is purchasing. City staff does not anticipate any reason why the City would not approve such a vacation, but the decision will be in the hands of the City Council when an application is filed.

5. Sunset Park Property Use Limitations

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Published on City of West Linn Oregon Official Website (<http://westlinnoregon.gov>)

District agrees to work with the City when master planning the Sunset School site so as to maximize recreational opportunities while preserving significant trees to the extent practical while meeting the District's requirements to replace Sunset School.

6. Repurchase Provisions

If, at any time following the District's purchase of the Sunset Park property, the District determines that it no longer wishes to make use of the Sunset Park property as a school, the District agrees to offer the property to the City for purchase for the amount of the original purchase price. And, if the District decides to relocate Sunset School from its current location, the District agrees to offer the Sunset Park property to the City for purchase for the amount of the original purchase price.

7. Ballot Measures

The City agrees to place the ballot measures required to implement this agreement before the voters as soon as practicable.

8. Ballot Measure Passage Contingencies

The transfers of the properties, the City's to the District and the District's to the City, are contingent upon City voters' approval of two measures:

- a. Approval of annexation to the City of the Parker Road property.
- c. Approval of sale of Sunset Park property, as required by City Charter.

If either of the ballot measures fail, City and District agree to consult with each other before making other plans for these properties.

- [Police Station Ballot Measures](#)

Source URL (retrieved on 2010-05-28 07:56):

<http://westlinnoregon.gov/policestation/terms-conditions-sunset-park-sale>